

**4250 N. HIGHWAY 763 AT SMILEY LN.  
(10 ACRES)**



**ADDRESS**

4250 N. Highway 763 at  
Smiley Ln.  
(10 acres)  
Columbia, MO

**PROPERTY TYPE**

Industrial / Land / Investment

**SALE PRICE**

See Details

**LAND**

10.00 acres

**ZONING**

M-L

**DETAILS**

- Property is located at a major intersection in north Columbia - Highway 763 and Smiley Ln.
- Area is densely populated with high traffic counts
- Immediately surrounded by commercial/retail activity, and a major employment/industrial park to the north
- Currently, property has county light industrial zoning with city of Columbia sewer service, which allows for a variety of uses/occupancies
- Total of 26+ acres, but Seller will consider dividing the property into smaller lots depending on size, configuration, and intended occupancy
- Pricing of the smaller lots will be determined based on the buyer's preferred portion of the overall parcel
- Site has topography conducive to development

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com  
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com  
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive  
Columbia, MO 65203  
(573) 445-1020

